

CITY OF MUSKEGON  
**MUSKEGON HOUSING BOARD OF APPEALS**  
MEETING MINUTES  
September 3, 2015

Chairman G. Borgman called the meeting to order at 5:31 p.m.

ATTENDANCE: G. Borgman, B. Arthur, W. Krick, R. Mackie, E. Simmons, B. Turnquist, K. Kolberg

ABSENT: None

STAFF: H. Mitchell; J. Lewis, Public Safety Director; K. Briggs, SAFEbuilt; K. Cummins

OTHERS: Katrina Parham; 3231 Mall Ct, Apt B-2, Michigan City, IN  
Linda Reed, 548 Houston, Muskegon, MI

**Meeting Minutes:**

A motion to approve the regular meeting minutes of August 6, 2015 was made by R. Mackie, supported by W. Krick and unanimously approved.

**Old Business**

None

**New Business**

The cases were taken out of order with the cases that had representation present being heard first.

**EN156241 – 340 W. Southern – Katina Bailey & Katrina (Davis) Parham, 3231 Mall Ct. Apt. B-2, Michigan City, IN 46360.** This property is in the Nelson Neighborhood. A Notice & Order was sent and a copy posted to the structure on 7/17/15. The exterior inspection was completed. The owner scheduled a Trades inspection with SAFEbuilt for 7/29/2015 but it was cancelled. A 2nd Trades inspection was scheduled for 8/21/2015 and was performed. There were no delinquent taxes as of 8/31/15.

Katrina (Davis) Parham stated she had purchased the home in January 2015 and planned on rehabbing the home. This was a family home that her sister and children had lived. She planned on rehabbing the home so her sister's children would have a place to go since her sister had passed away. She stated that there were family members who would contribute to the costs of repairs in order to obtain an occupancy permit.

W. Krick and G. Borgman asked why there had not been any activity on the property since she took ownership in January of 2015. K. Parham stated that any work attempts had ceased due to stop orders issued by SAFEbuilt. It was stated that the home has been vacant, subject to vandalism, and an eyesore for over two years. K. Briggs estimated the cost of repairs to be over

\$50,000. E. Simmons asked what the homeowner's timeline was, and discussion ensued regarding the immediate needs to secure the exterior, to fix the outside, and to clean up the debris. E. Simmons asked what the family could accomplish if the matter was tabled for two months. Jeff Lewis made a recommendation that the homeowner be required to complete the most time-sensitive items on the violations list pertaining to the roof, the siding and the windows, and then work with SAFEbuilt on a timeline for the remaining repairs with reasonable cost estimates prior to the November meeting.

A motion to table this case until the November 5<sup>th</sup> meeting based upon staff recommendation to provided that there is substantial progress being met to repair the roof, the siding, and to secure the windows and doors with reasonable timeline with reasonable cost estimates for the remaining repairs being submitted to K. Briggs by October 14, 2015, was made by B. Arthur, supported by E. Simmons, and unanimously approved with G. Borgman, B. Arthur, B. Turnquist, K. Kolberg and E. Simmons voting aye, and R. Mackie and W. Krick voting nay.

**EN157082 – 548 Houston (garage) – Linda Reed, 548 Houston, Muskegon, MI 49441.** This property is in the Nelson Neighborhood. An exterior inspection was performed and the Notice & Order was posted to the home and sent by certified mail. The owner contacted SAFEbuilt for a Trades Inspection. The inspection noted the following defects: 1) Building needs a new roof and rafters and roof boards, 2) Building is leaning to the north east, 3) Building is full of junk, 4) Building needs new paint, and 5) Building needs doors and windows. SAFEbuilt sent the inspection list to Linda Reed on 8/4/15. No timeline for repairs has been submitted nor had a permit been obtained for rehab or demolition. There were no delinquent property taxes as of 8/31/15.

Linda Reed stated that she was unable to perform the required repairs due to her health. She stated that she had obtained an estimate for repairs to the roof at \$2,500, but that she was on a fixed income and could not afford the work. She stated that she was not opposed to having the garage demolished. Staff explained that if the City had the garage demolished that the cost would become a lien against the property. B. Arthur suggested that she rent a dumpster and demolish the structure herself. E. Simmons reminded her that a self-demo would require a permit. G. Borgman stated that it would be cheaper to get rid of the garage than the estimate of repairs she had received for the roof. L. Reed stated that since the garage was of no use to her, that she did not object to the structure being demolished and would pursue that option.

A motion to allow homeowner sixty days to demolish the garage was made by B. Arthur, supported by E. Simmons and unanimously approved.

**EN147479 – 229 E. Grand – Vincent Robertson, 936 Oak Ave., Muskegon, MI 49442.** This property is in the McLaughlin Neighborhood. A Notice & Order was sent and a copy posted to the structure on 7/17/15 with no response from the owner. The exterior inspection was completed, but the owner did not request a trade inspection. There were no delinquent taxes as of 8/31/15.

No one appeared at the meeting on behalf of the property owner. A motion to declare the structure substandard, dangerous and a public nuisance was made by E. Simmons, supported by R. Mackie and unanimously approved.

**EN156657 – 733 Marcoux** – Walter Soto, 9220 Beach St., Los Angeles, CA 90002. This property is located in the Jackson Hill Neighborhood. The Notice & Order was sent and posted on the structure on 7/24/2015. An exterior inspection was performed. The owner has made no contact with SAFEbuilt for a Trades Inspection nor has he been in contact with staff. The 2014 Winter taxes are delinquent as of 8/31/15.

No one appeared at the meeting on behalf of the property owner. A motion to declare the structure substandard, dangerous and a public nuisance was made by W. Krick, supported by R. Mackie and unanimously approved.

**EN156683 – 236 Washington (garage)** – Catalina Ortiz, 236 Washington, Muskegon, MI 49441. This property is in the Nelson Neighborhood. The Notice & Order was sent and posted to the home on 7/24/15. The owner had not requested a Trades Inspection, but a letter was sent by SAFEbuilt for not having a permit for the roof of the garage on 8/20/15. The owner contacted SAFEbuilt on 8/25/15 and stated that they are not working on the garage but are trying to get money to fix it. They stated they would keep SAFEbuilt posted. There were no delinquent property taxes owed.

No one appeared at the meeting on behalf of the property owner. A motion to declare the structure substandard, dangerous and a public nuisance was made by E. Simmons, supported by R. Mackie and unanimously approved.

**EN157010 – 597 W Muskegon (garage)** – Christopher Lynn, 597 W Muskegon, Muskegon, MI 49440. This property is in the Nelson Neighborhood. An exterior inspection was performed and a Notice & Order was posted to the home and sent via certified mail. The owner scheduled a Trades Inspection but there was not any new information regarding those findings. The 2013 & 2014 taxes were delinquent as of 8/31/15.

No one appeared at the meeting on behalf of the property owner. A motion to declare the structure substandard, dangerous and a public nuisance was made by W. Krick, supported by R. Mackie and unanimously approved.

**EN157019 – 725 Ellifson** – William Rodriguez, 4665 Kunz St, Muskegon, MI 49441. This property is in the Jackson Hill Neighborhood. An exterior inspection was performed and a Notice & Order was posted to the home and sent via certified mail. The owner has made no contact with SAFEbuilt for a Trades Inspection nor has he been in contact with staff. The 2013 & 2014 taxes were delinquent as of 8/31/15.

No one appeared at the meeting on behalf of the property owner. A motion to declare the structure substandard, dangerous and a public nuisance was made by W. Krick, supported by R. Mackie and unanimously approved.

**EN157076 – 357 Mason** – Norris Roberts, 1144 Francis, Muskegon, MI 49442. This property is located in the Nelson Neighborhood. An exterior inspection was performed and the Notice & Order was posted to the home and sent by certified mail on 7/31/15. The owner contacted SAFEbuilt for a Trades Inspection and a defect list was prepared. No timeline for repairs has been submitted nor has a permit been obtained for rehab or demolition. A portion of the 2014 taxes were delinquent as of 8/31/15.

No one appeared at the meeting on behalf of the property owner. A motion to declare the structure substandard, dangerous and a public nuisance was made by R. Mackie, supported by K. Kolberg and unanimously approved.

**EN157072 – 1445 Park – LoanCare, 3637 Sentara Way, Virginia Beach, VA 23452.** This property is located in the Nelson Neighborhood. An exterior inspection was performed and the Notice & Order was posted to the home and sent by certified mail 7/31/15. The owner had made no contact with SAFEbuilt for a Trades Inspection as of 8/31/15. There are no delinquent taxes owed.

No one appeared at the meeting on behalf of the property owner. A motion to declare the structure substandard, dangerous and a public nuisance was made by E. Simmons, supported by R. Mackie and unanimously approved.

**EN157069 – 1451 Park – Antwan Bruce, 787 E Isabella, Muskegon, MI 49442.** This property is located in the Nelson Neighborhood. An exterior inspection was performed and the Notice & Order was posted to the home and sent by certified mail 7/31/15. The owner contacted SAFEbuilt for a Trades Inspection and a defect list was prepared. No timeline for repairs has been submitted nor has a permit been obtained for rehab or demolition. There were no delinquent taxes as of 8/31/15.

No one appeared at the meeting on behalf of the property owner. A motion to declare the structure substandard, dangerous and a public nuisance was made by W. Krick, supported by R. Mackie and unanimously approved.

There being no further business, the meeting was adjourned at 6:18 p.m.